093.0	0004	0025.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 669,200 / 669,200
					USE VALUE: 669,200 / 669,200
					ASSESSED: 669,200 / 669,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
50		RONALD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LAU JACKSON
Owner 2:	WONG NGA SZE
Owner 3:	
Street 1:	50 RONALD RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SMITH MARGARETHE -
Owner 2:	-
Street 1:	90 SALEM ST
Twn/City:	MALDEN
St/Prov:	MA Cntry:
Postal:	02148

NARRATIVE DESCRIPTION

This parcel contains 5,400 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1927, having primarily Wood Shingle Exterior and 1521 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5400.000	261,800		407,400	669,200
Total Card	0.124	261,800		407,400	669,200
Total Parcel	0.124	261,800		407,400	669,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 439.97 | /Parcel: 439.9

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 60506

GIS Ref

GIS Ref

Insp Date 08/21/18

!7624!

PREVIOUS ASSESSMENT

Parcel ID 093.0-0004-0025.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	261,800	0	5,400.	407,400	669,200	669,200	Year End Roll	12/18/2019
2019	101	FV	207,600	0	5,400.	413,200	620,800	620,800	Year End Roll	1/3/2019
2018	101	FV	207,200	0	5,400.	308,500	515,700	515,700	Year End Roll	12/20/2017
2017	101	FV	207,200	0	5,400.	279,400	486,600	486,600	Year End Roll	1/3/2017
2016	101	FV	207,200	0	5,400.	267,700	474,900	474,900	Year End	1/4/2016
2015	101	FV	195,900	0	5,400.	227,000	422,900	422,900	Year End Roll	12/11/2014
2014	101	FV	195,900	0	5,400.	215,300	411,200	411,200	Year End Roll	12/16/2013
2013	101	FV	195,900	0	5,400.	204,900	400,800	400,800		12/13/2012

PRINT

Date	Time
12/10/20	22:14:33

LAST REV

Date	Time
09/21/18	09:25:19

apro

7624

USER DEFINED

Prior Id # 1:	60506
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SMITH MARGARETH	69515-431		6/28/2017		670,000	No	No		
	12716-342		10/22/1974		36,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/26/2018	99	Alterati	15,000	C				
11/20/2017	1549	Heat App	25,000	C				
8/19/1999	537	Manual	10,000					REROOF HOUSE

ACTIVITY INFORMATION

Date	Result	By	Name
8/21/2018	MEAS&NOTICE	BS	Barbara S
2/26/2018	SQ Returned	MM	Mary M
12/8/2008	Meas/Inspect	163	PATRIOT
2/1/2000	Meas/Inspect	263	PATRIOT
8/4/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5400		Sq. Ft.	Site		0	70.	1.08	5									407,401						407,400	

Total AC/HA: 0.12397 | Total SF/SM: 5400 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 407,401 | Spl Credit | Total: 407,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.34033525
Const Adj.:	0.98990101
Adj $ / SQ:	172.484
Other Features:	79034
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	379385
Depreciation:	117609
Depreciated Total:	261775

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6			BRs: 3				Baths: 1		HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

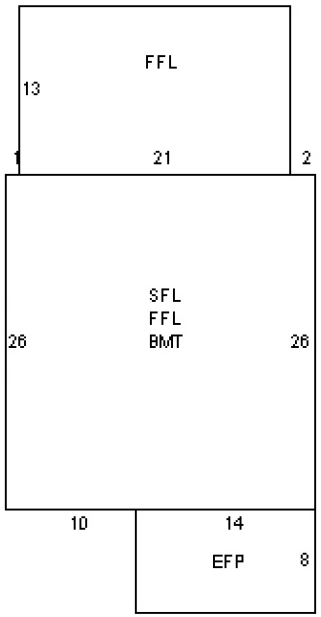
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	172.48
Special Features:	0	Val/Su Net:	115.99
Final Total:	261800	Val/Su SzAd	172.12

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	897	172.480	154,718
BMT	Basement	624	51.750	32,289
SFL	Second Floor	624	172.480	107,630
EFP	Enclos Porch	112	51.010	5,713

Net Sketched Area:	2,257			Total:	300,350
Size Ad	1521	Gross Are	2257	FinArea	1521

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

PARCEL ID

093.0-0004-0025.0

IMAGE

AssessPro Patriot Properties, Inc

More:	N	Total Yard Items:		Total Special Featues:		Total:	